

Texas Administrative Code

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| TITLE 22 | EXAMINING BOARDS |
| PART 23 | TEXAS REAL ESTATE COMMISSION |
| CHAPTER 535 | GENERAL PROVISIONS |
| SUBCHAPTER R | REAL ESTATE INSPECTORS |
| RULE §535.229 | Standards of Practice: Minimum Inspection Requirements for Electrical Systems |

(a) Service entrance and panels. The inspector shall:

(1) report as Deficient:

- (A) a drop, weatherhead or mast that is not securely fastened to the building;
- (B) the absence of or deficiencies in the grounding electrode system;
- (C) missing or damaged dead fronts or covers plates;
- (D) conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes;
- (E) electrical cabinets and panel boards not appropriate for their location; such as a clothes closet, bathrooms or where they are exposed to physical damage;
- (F) electrical cabinets and panel boards that are not accessible or do not have a minimum of 36-inches of clearance in front of them;
- (G) deficiencies in:
 - (i) electrical cabinets, gutters, cutout boxes, and panel boards;
 - (ii) the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances;
 - (iii) the compatibility of overcurrent devices and conductors;
 - (iv) the overcurrent device and circuit for labeled and listed 240 volt appliances;
 - (v) bonding and grounding;
 - (vi) conductors;
 - (vii) the operation of installed ground-fault or arc-fault circuit interrupter devices; and
- (H) the absence of:
 - (i) trip ties on 240 volt overcurrent devices or multi-wire branch circuit;
 - (ii) appropriate connections;
 - (iii) anti-oxidants on aluminum conductor terminations;
 - (iv) a main disconnecting means.

(2) The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

(b) Branch circuits, connected devices, and fixtures. The inspector shall:

- (1) manually test the installed and accessible smoke and carbon monoxide alarms;
- (2) report the type of branch circuit conductors;

(3) report as Deficient:

- (A) the absence of ground-fault circuit interrupter protection in all:
 - (i) bathroom receptacles;
 - (ii) garage receptacles;
 - (iii) outdoor receptacles;
 - (iv) crawl space receptacles;
 - (v) unfinished basement receptacles;
 - (vi) kitchen countertop receptacles; and
 - (vii) receptacles that are located within six feet of the outside edge of a sink;
- (B) the failure of operation of ground-fault circuit interrupter protection devices;
- (C) missing or damaged receptacle, switch or junction box covers;
- (D) the absence of:
 - (i) equipment disconnects;
 - (ii) appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible receptacles and switches;
- (E) deficiencies in:
 - (i) receptacles;
 - (ii) switches;
 - (iii) bonding or grounding;
 - (iv) wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location;
 - (v) doorbell and chime components;
 - (vi) smoke and carbon monoxide alarms;
- (F) improper use of extension cords;
- (G) deficiencies in or absences of conduit, where applicable; and
- (H) the absence of smoke alarms:
 - (i) in each sleeping room;
 - (ii) outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and
 - (iii) in the living space of each story of the dwelling.

(4) The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms;
- (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearing-impaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Source Note: The provisions of this §535.229 adopted to be effective January 1, 2014, 38 TexReg 3350